

**MINUTES OF PROCEEDINGS
LA FERIA CITY COMMISSION MEETING ROOM**

Tuesday, July 28, 2026

Be it known that the City of La Feria City Commission met in Regular Session on **Tuesday, July 28, 2026, at 6:30 P.M.** in the City Commission Meeting Room, La Feria, Texas 78559. The purpose of said meeting was to consider and take action on those items of City Business as was duly posted by agenda in accordance with State Open Meetings Law. The following City Commission members were present at said meeting.

3. DETERMINE QUORUM PRESENT AND CALL MEETING TO ORDER – MAYOR

Mayor Maldonado declared a quorum present and called the meeting to order.

Attendee Name	Title	Status
Olga H. Maldonado	Mayor	Present
Maricela Zuniga	Commissioner	Present
Michael Martinez	Commissioner	Present
Everardo Sanchez	Commissioner	Present
Julian Guevara, Jr.	Mayor Pro-Tem/Commissioner	Absent
Francisco Loya Jr.	Commissioner	Present

Staff present:

Mr. Frank Rios, Jr., City Manager
Mr. Luis Castillo, Finance Director
Ms. Alejandra Gonzalez, Planning Director
Ms. Paloma Flores, City Attorney

4. CITIZEN COMMUNICATION

No comments were made at this meeting.

5. CONSENT AGENDA:

a. APPROVAL OF MINUTES FOR THE CITY COMMISSION MEETING HELD ON JULY 14, 2026.

Commissioner Loya made a motion to approve the item under consent agenda as presented. The motion was seconded by Commissioner Martinez and passed unanimously.

6. PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON ZONE CHANGE REQUEST TO CCAD PROPERTY ID #439477, RECOGNIZED AS LOT 3, FLORES ESTATES FROM A R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT.

Ms. Gonzalez presented the zone change request, stating that the applicant was looking to open up an event center in the proposed location. Mayor Maldonado opened the public hearing at 6:32 pm. There were no comments made from the public and the public hearing was closed at 6:34 pm.

7. CONSIDERATION AND POSSIBLE ACTION ON ORDINANCE 2026-10 TO RE-ZONE CCAD PROPERTY ID #439477, RECOGNIZED AS LOT 3, FLORES ESTATES FROM A R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT.

Commissioner Martinez made a motion to approve Ordinance 2026-10 to re-zone CCAD Property ID #439477 from a R-1 single family residential district to C-2 general commercial district. The motion was seconded by Commissioner Sanchez and passed unanimously.

8. PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON ZONE CHANGE REQUESTS TO CCAD PROPERTY ID #183123 AND ID #183191, RECOGNIZED AS A 19.32 ACRES TRACT OF LAND BEING ALL OF LOT 20 AND A PORTION OF LOT 49, SOLIS SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF CAMERON COUNTY FROM A R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT.

Ms. Gonzalez presented the zone change request, stating that the applicant was looking to open up a convenience store in the proposed location. Mayor Maldonado opened the public hearing at 6:38 pm. There were no comments made from the public and the public hearing was closed at 6:39 pm.

9. CONSIDERATION AND POSSIBLE ACTION ON ORDINANCE 2026-11 TO RE-ZONE CCAD PROPERTY ID #183123 AND ID #183191, RECOGNIZED AS A 19.32 ACRES TRACT OF LAND BEING ALL OF LOT 20 AND A PORTION OF LOT 49, SOLIS SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF CAMERON COUNTY FROM A R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT.

Commissioner Loya made a motion to approve Ordinance 2026-11 to re-zone CCAD Property ID #183123 and ID#183191 from a R-1 single family residential district to C-2 general commercial district. The motion was seconded by Commissioner Sanchez and passed unanimously.

10. PUBLIC HEARING REGARDING REQUEST FOR A SPECIFIC USE PERMIT (LATE HOURS PERMIT) FOR THE PROPERTY LOCATED AT 900 SOUTH MAIN ST., DOING BUSINESS AS MAIN STREET GRILL & SOCIAL, IN LA FERIA, CAMERON COUNTY, TEXAS.

Ms. Gonzalez presented the request for a specific use permit for late hours at 900 South Main St. doing business as Main Street Grill & Social. Mayor Maldonado opened the public hearing at 6:40 pm. There were no comments made from the public and the public hearing was closed at 6:42 pm.

11. CONSIDERATION AND POSSIBLE ACTION ON ORDINANCE 2026-12 GRANTING A SPECIFIC USE PERMIT FOR OPERATION DURING LATE HOURS FOR THE PROPERTY LOCATED AT 900 SOUTH MAIN ST., DOING BUSINESS AS MAIN STREET GRILL & SOCIAL, IN LA FERIA, CAMERON COUNTY, TEXAS.

Commissioner Martinez made a motion to approve Ordinance 2026-12 granting a specific use permit for operation during late hours for the property located at 900 South Main St for the term of one year. The motion was seconded by Commissioner Loya and passed unanimously.

12. PRESENTATION AND UPDATE REGARDING DOWNTOWN DRAINAGE PROJECT BY GARVER ENGINEERING.

Garver Representative Isaac Huacuja presented to the commission two alternative designs for creation of detention ponds by the Veterans Memorial Park Sports Complex to help alleviate flooding. The first alternative would be a detention pond on the northwest side baseball field and a second detention pond on the northeast side of the walking trail close to the canal. The second alternative would be the detention pond on the northwest side baseball field and a second detention pond on the northeast side baseball field and the walking trail close to the canal to help hold more water during flooding. There was no action taken on this item.

13. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2026-15 ADOPTING THE CITY OF LA FERIA WATER CONSERVATION PLAN.

Mr. Castillo presented the updated water conservation plan that is a necessary component for the submission of the Texas Water Development Board (TWDB) grant application due at the end of July. He explained how the updated water conservation plan was reviewed by the City's representative from Inframark to ensure the necessary updates were made in accordance with TWDB's requirements. Commissioner Martinez made a motion to approve Resolution 2026-15 adopting the City of La Feria Water Conservation Plan. The motion was seconded by Commissioner Sanchez and passed unanimously.

14. CONSIDERATION AND POSSIBLE ACTION FOR AUTHORIZATION TO ISSUE REQUESTS FOR PROPOSAL FOR ADMINISTRATIVE SERVICES (RFP) AND REQUESTS FOR QUALIFICATIONS FOR ENGINEERING SERVICES (RFQ) FOR GRANT APPLICATIONS AND IMPLEMENTATION SERVICES FOR TEXAS COMMUNITY DEVELOPMENT GRANT PROGRAM FY2027 AND/OR FY2028 COMMUNITY DEVELOPMENT FUND AS ADMINISTERED BY THE TEXAS DEPARTMENT OF AGRICULTURE.

Mr. Rios informed the Commission that this is the first step in being able to apply for the FY 27/28 CDBG grant program administered by the Texas Department of Agriculture. The grant can be awarded up to \$750,000. Commissioner Martinez made a motion to authorize the issuance of requests for proposals for administrative services and requests for qualifications for engineering services. The motion was seconded by Commissioner Loya and passed unanimously.

15. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2026-16 APPOINTING ONE MEMBER TO THE ZONING BOARD OF ADJUSTMENTS.

Mr. Rios informed the Commission that Mr. David Briones submitted an application for the Zoning Board of Adjustments. Commissioner Loya made a motion to approve Resolution 2026-16 appointing Mr. David Briones to the Zoning Board of Adjustments. The motion was seconded by Commissioner Martinez and passed unanimously.

16. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN EDC BUSINESS STOREFRONT INCENTIVE PROGRAM GRANT TO COCKTELERIA LA PATRONA.

Mr. Rios informed the Commission that this is the second application submitted by a business for the EDC Business Storefront Incentive Program in the amount of \$8,995. Commissioner Sanchez made a motion to approve an EDC Business Storefront Incentive Program Grant to Cockteleria La Patrona. The motion was seconded by Commissioner Zuniga and passed unanimously.

17. CONSIDERATION AND POSSIBLE ACTION ON ORDINANCE 2026-13 TEMPORARILY CLOSING CANAL STREET FROM FRONTAGE TO BUSINESS 83, BUSINESS 83 FROM CANAL STREET TO RABB ROAD, AND RABB ROAD FROM BUSINESS 83 TO FRONTAGE FOR THE 6TH ANNUAL TROOPER MOISES SANCHEZ 5K / 1 MILE FUN RUN.

Mr. Rios informed the Commission that he had been approached by local community member Mr. Ruben Zambrano, an LFIDC Board Member and State Trooper, about hosting the 6th Annual Trooper Moises Sanchez 5K / 1 Mile Run here in La Feria. He is asking for assistance in closing Canal Street from Frontage to Business 83 and Rabb Road from Business 83 to Frontage. The event will be held on Saturday, August 15th from 7:00 am to 9:00 am with the road closure starting from 6:00 am to 10:00 am. Commissioner Martinez made a motion to approve Ordinance 2026-13. The motion was seconded by Commissioner Sanchez and passed unanimously.

18. CLOSED SESSION

- **CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC 551.071, TEX. GOV'T CODE, FOR LEGAL ADVICE AND COUNSEL RELATING TO A PETITION FOR DISANNEXATION RECEIVED ON DECEMBER 12, 2025, FOR THE DISANNEXATION OF APPROXIMATELY 4.52 ACRES FROM THE LA FERIA MUNICIPAL BOUNDARIES.**
- **CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC 551.074 TO RECEIVE LEGAL ADVICE AND COUNSEL ON A POTENTIAL EMPLOYMENT CONTRACT FOR THE CITY MANAGER.**

Mayor Maldonado called the meeting into closed session at 7:03 pm.

RECONVENE IN OPEN SESSION

Mayor Maldonado reconvened the meeting in open session at 7:52 pm.

19. CONSIDERATION AND POSSIBLE ACTION ON EMPLOYMENT CONTRACT FOR CITY MANAGER.

There was no action take on this item.

20. ADJOURN.

There being no further business to discuss, the meeting was adjourned.

APPROVED:



Olga H. Maldonado, Mayor

ATTEST:



Luis Castillo, Interim City Secretary